

COMMITTEE AMENDMENT FORM

DATE: 09/26/ 07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #07-O-1540 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING SEVEN (7) CONDITIONS OF WHICH ONE IS A MASTER SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 7/10/07.

AMENDMENT DONE BY COUNCIL STAFF 09/26/07

CONDITIONS FOR U-07-21 for 966 West Paces Ferry Road, N.W.

1. **Site Plan.** Subject to the site plan dated July 9, 2007 prepared by Perkins and Will, stamped received by the City of Atlanta Bureau of Planning on July 10, 2007 entitled "Master Site Plan".
2. **U-93-22.** All Conditions of Special Use Permit U-93-22, adopted October 4, 1993, shall remain in full force and effect except as otherwise set forth in item 6 below, and are hereby incorporated herein by this reference.
3. **Enrollment Cap.** Pace will cap its enrollment at a targeted total of 1,000 students, not to be exceeded by 1.5% at the W. Paces Ferry Road campus through the academic year ending in June 2010. From August 2010 through the academic year ending in June 2017, such enrollment will not exceed a targeted total of 1,100 students, not to be exceeded by 1.5%. Any increase in enrollment after 2017 over the targeted total number of students of 1,100, not to be exceeded by 1.5%, would require agreement of both parties. Pace will not seek an increase in enrollment to greater than 1,200 students, not to be exceeded by 1.5%. Students shall include all children enrolled in pre-1st through 12th grade who attend classes in person, fulltime on a degree track. Pace Academy shall provide the West Paces/Northside Neighborhood Association and the City of Atlanta Bureau of Planning with a certificate of enrollment annually.
4. **Access from Rilman, Wood Valley, Gatewood and Asheworth Court.** There will be no new access of any kind (by deed or by easement) ("Access") from the Pace campus covered by the Master Campus Plan to or from Rilman Road, Asheworth Court, Gatewood Court or Wood Valley Road. The existing access located at 935 Gatewood Court and the existing access located between 65 Asheworth Court and 75 Asheworth Court may remain
5. **Acquisition of Additional Residential Property.** Pace will not acquire any additional residential property for conversion to non-residential use by purchase, lease, usufruct, gift, devise, or other right of use, within one (1) mile of its existing West Paces Ferry campus.
6. **Football.** Item 8 of the conditions of U-93-22, adopted October 4, 1993, shall be modified to allow for the practice of football by Pace students on the baseball field shown on the site plan referenced in Condition 1 above. Football practices shall be limited to Pace students only and shall not include teams from other schools. Usage restrictions shall be as set forth in U-93-22.
7. **Increase in Square Footage of Lower School.** Subject to the completion of the required hydrology and traffic studies (with the traffic study analyzing the effects of the increased enrollment) and the resolution of all reasonable issues presented therein relating to the proposed lower school addition and existing conditions, and subject to approval by Department of Public Works and Department Watershed Management, Pace may increase the square footage of its lower school facilities by approximately 9,350 square feet to accommodate 60 additional students, as reflected on the Site Plan entitled "Pace Lower School Addition And Renovation" dated 7/9/07 and prepared by Perkins + Will stamped received by the Bureau of Planning July 10, 2007.

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**PAGE LOWER
SCHOOL ADDITION
AND RENOVATION**

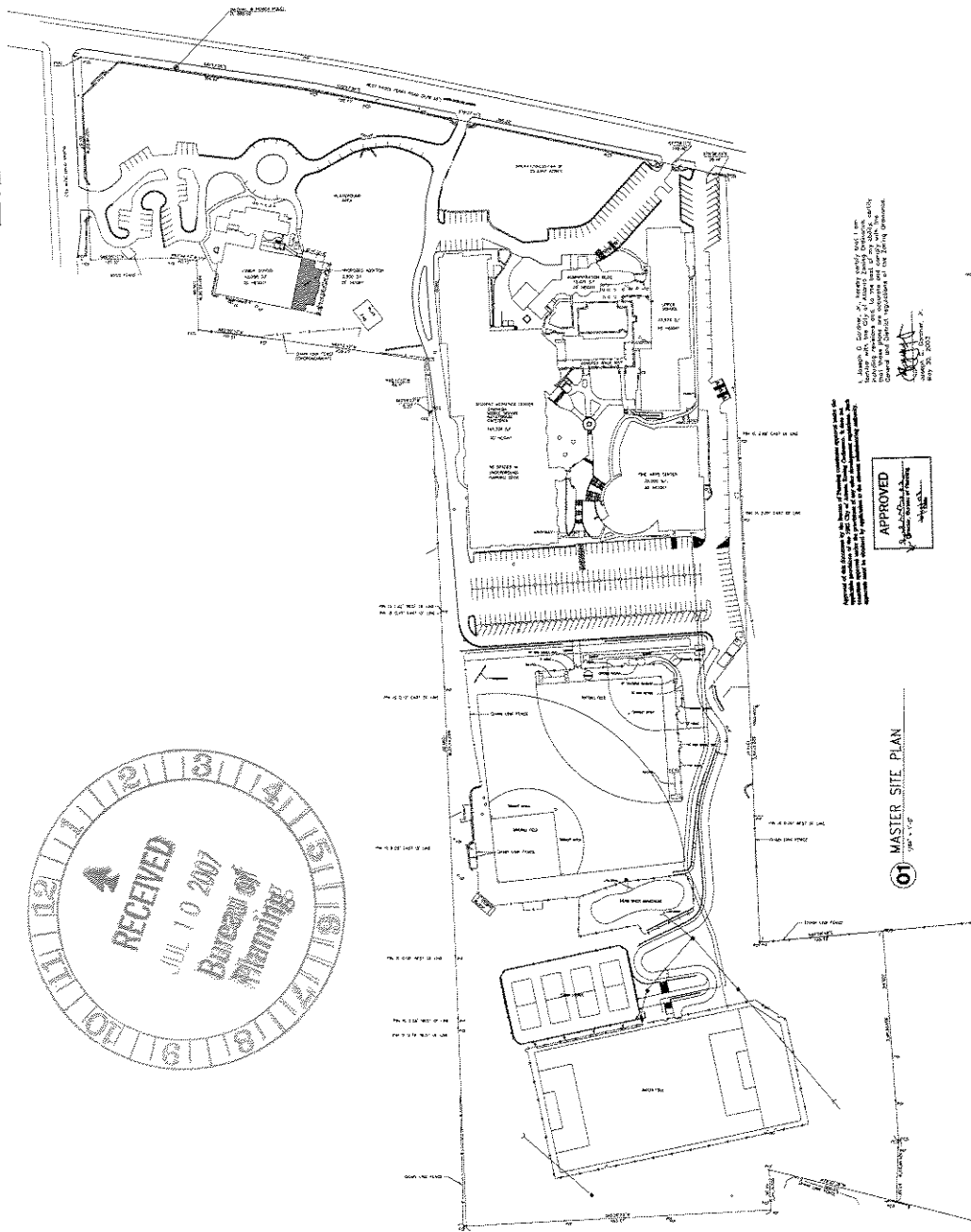
Pace Academy
600 West Peach Ferry Road
Atlanta, Georgia 30307

[illegible]

MASTER SITE PLAN

AS1.01

Abstract



APPROVED

[Signature]
Johnnie Barnes of Planning
Department

[Signature]
Nancy D. Dwyer, Jr.
Assistant Director

I, Joseph G. Dwyer, Jr., hereby certify that I am
Assistant Director of the Assistant Planning Director,
Planning Division, of the State of Maryland, and
that I am duly qualified to certify the following
General and District regulations of the zoning ordinance.

APPROVED

MASTER SITE PLAN

A circular stamp with a thick border. Inside the border, the word "RECEIVED" is printed in a bold, sans-serif font. Below it, the date "JUL 10 2007" is printed. At the bottom, the words "Bureau of Planning" are printed in a stylized, cursive-like font. In the center of the stamp, the number "4" is printed. The stamp is slightly tilted.

2-69-7

Municipal Clerk
Atlanta, Georgia

07-0 -1540

U-07-21

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND ORDINANCES 93-O-0934 (U-93-22) AND 98-O-0081 (U-97-22) GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL FOR THE PURPOSE OF A SITE PLAN AMENDMENT FOR 966 WEST PACES FERRY ROAD, N.W.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Maps shall be amended in accordance with a revised site plan for use as a Private school for property located at **966 WEST PACES FERRY ROAD, N.W.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 158 and 181, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

U-07-21

All that tract or parcel of land lying and being in Land Lots 158 and 181 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin with concrete monument at the intersection of the easterly right-of-way of Rilman Road with the southerly right-of-way of West Paces Ferry Road and proceeding thence in a southeasterly direction along the southerly right-of-way of West Paces Ferry Road a distance of 551.4 feet to an iron pin with concrete monument; continuing thence southeasterly along the southerly right-of-way of West Paces Ferry Road a distance of 500.4 feet to an iron pin; proceeding thence South $1^{\circ}54'49''$ West a distance of 1278.59 feet to an iron pin; proceeding thence South $01^{\circ}05'01''$ West a distance of 195.92 feet to a point; proceeding thence South $88^{\circ}05'13''$ West a distance of 336.58 feet to a point; proceeding thence South $83^{\circ}06'18''$ West a distance of 93.02 feet to a point; proceeding thence North $73^{\circ}43'03''$ West a distance of 202.54 feet to an iron pin; proceeding thence South $89^{\circ}57'00''$ West a distance of 49.87 feet to an iron pin; proceeding thence North $88^{\circ}54'32''$ West along the southerly line Land Lot 158 and continuing along the southerly line of Land Lot 181 a distance of 483.27 feet to an iron pin; proceeding thence North $1^{\circ}51'51''$ East a distance of 1,376.2 feet to an iron pin; proceeding thence North $77^{\circ}36'09''$ West a distance of 268.87 feet to an iron pin with concrete monument; proceeding thence North $77^{\circ}52'37''$ West a distance of 101.51 feet to an iron pin with concrete monument; proceeding thence North $3^{\circ}12'57''$ East a distance of 109.98 feet to an iron pin with concrete monument; proceeding thence North $79^{\circ}08'14''$ West a distance of 40.12 feet to an iron pin with concrete monument; proceeding thence North $86^{\circ}18'16''$ West a distance of 137.3 feet to an iron pin located on the easterly right-of-way of Rilman Road; proceeding thence northerly along the easterly right-of-way of Rilman Road a distance of 328.5 feet to an iron pin with concrete monument which is the POINT OF BEGINNING.

The foregoing courses and distances are taken from a plat of survey made for Pace Academy by Shirley Nelson & Associates, Inc., dated April 7, 1981 and a plat of survey made for Pace Academy by B.K. Rochester, Jr., G.R.L.S. No. 1534, of Rochester & Associates, Inc., dated February 25, 1993, revised March 29, 1993, and last revised April 1, 1993.

RECEIVED
BUREAU OF
PLANNING

RCS# 1369
8/20/07
4:38 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE 07-O-1533,1534,1535,1536,1537,1538,1539
~~07-O-1540,1541,1620~~
REFER ZRB/ZONE

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 2
ABSENT 0

Y Smith	E Archibong	Y Moore	Y Mitchell
Y Hall	E Fauver	NV Martin	NV Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

MULTIPLE